

Article 7: Plumbing and Mechanical Regulations
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**Division 1: Adoption and Applicability of the
Plumbing and Mechanical Regulations**
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§147.0101 Purpose of the Plumbing and Mechanical Regulations

The purpose of these regulations is to reduce hazards to life and property from the use of plumbing, heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly, and manufacture, provide a high degree of comfort, convenience, and service to the users and at the same time reduce the cost of housing for the people of the City of San Diego.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§147.0102 When the Plumbing and Mechanical Regulations Apply

- (a) The requirements of this article apply to all privately owned plumbing and mechanical installations except installations in hospital buildings as defined in California Health and Safety Code Section 129725.
- (b) Administration and enforcement of the Plumbing and Mechanical Regulations are regulated by the applicable provisions of Chapters 11 and 12.
(Amended 9-24-2002 by O-19105 N.S.)

§147.0103 Adoption of the 2001 California Plumbing Code

- (a) Except as provided in Section 147.0104, the 2001 California Plumbing Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHDP3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. 769838, is adopted by reference.

(b) Application. The amendments made by the state agencies to the model code and incorporated into the California Plumbing Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.4 of the 2001 edition of the California Plumbing Code. The Building Official shall only enforce those amendments made by the following state agencies:

- (1) The Department of Housing and Community Development (HCD).
- (2) Division of the State Architect, Access Compliance (DSA/AC).
- (3) Office of the State Fire Marshal (SFM).
- (4) Office of Statewide Health, Planning and Development (OSHDP3).
- (5) California Energy Commission (CEC).

(6) Department of Water Resources (DWR).

(Retitled from "Adoption of the 1998 California Plumbing Code" and amended 9-24-2002 by O-19105 N.S.)

§147.0104 Portions of the 2001 California Plumbing Code Not Adopted

The following portions of the 2001 California Plumbing Code are not adopted:

Chapter 1 - Administration

Chapter 13 Medical Gas Systems

(Retitled from "Portions of the 1998 California Plumbing Code Not Adopted" and amended 9-24-2002 by O-19105 N.S.)

§147.0105 Adoption of the 2001 California Mechanical Code

- (a) Except as provided in Section 147.0105, the 2001 California Mechanical Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHDP3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. 769839, is adopted by reference.
- (b) Application. The amendments made by the state agencies to the model code and incorporated into the California Mechanical Code are applicable only to

those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 103.0 of the 2001 edition of the California Mechanical Code. The Building Official shall only enforce those amendments made by the following state agencies:

- (1) The Department of Housing and Community Development (HCD).
- (2) Division of the State Architect, Access Compliance (DSA/AC).
- (3) Office of the State Fire Marshal (SFM).
- (4) Office of Statewide Health, Planning and Development (OSHPD3).
- (5) California Energy Commission (CEC).
- (6) Department of Water Resources (DWR).
(Retitled from "Adoption of the 1998 California Mechanical Code" and amended 9-24-2002 by O-19105 N.S.)

§147.0106 Portions of the 2001 California Mechanical Code Not Adopted
Appendix A, B, C and D of the 2001 California Mechanical Code are not adopted.
(Retitled from "Portions of the 1998 California Mechanical Code Not Adopted" and amended 9-24-2002 by O-19105 N.S.)

§147.0107 Exemptions from a Plumbing and Mechanical Permit

A plumbing and mechanical permit is not required for the following structures or activities:

- (a) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 32 of the California Building Code.
- (b) Work done by employees of the City on City-owned or leased buildings.
("Exemptions from a Plumbing and Mechanical Permit" added 9-24-2002 by O-19105 N.S.)